



Graystone Realty_{LLC} presents...

The Keswick at Larkin's Mill



Larkin's Mill, Home Site #B	MA6980630	3	2	\$429,900
ADDRESS	MLS #	BEDROOMS	BATHS	PRICE

REMARKS:

TO BE BUILT: This **ENERGY STAR® / EARTHCRAFT™** home is to be located in Larkin's Mill, one of Madison County's most picturesque communities. Everything you need on one level! The spacious 1st floor master suite features a walk-in closet and a generous master bath with a shower and separate tub for soaking. Two additional bedrooms are located just across the hall. The Family Room offers ample space, a cathedral ceiling and a gas fireplace, making it the perfect place for gathering. The separate dining room features decorative columns that add elegance without compromising openness. The Kitchen features beautiful Rose Hall maple cabinets. The countertops are granite with 4" backsplashes and an 8" deep double bowl stainless steel sink. The unfinished basement includes a full bath plumbing rough-in. You may consider adding finished rooms in the basement or a screened porch for outdoor enjoyment at a pleasantly affordable additional cost. Well and Septic are allowances and subject to change.

DIRECTIONS:

From Culpeper. Take Rte. 29S past Brightwood (Madison). Turn Left on Rte 629 (Lonnie Burke Rd), Go 7/10 of a mile, turn Right on Rte 607 (Lillard's Ford), Go 2/10 mile, Rte 607 turns Right, continue on Rte 607 another 3/10 mile to Right on Larkin's Mill Lane.

		ROOMS	LOWER	MAIN	UPPER	SPECIAL FEATURES
CONSTRUCTION	Brick/Vinyl	FOYER		8 x 7		✓ ENERGY STAR® Certification
STYLE	Single Story	KIT./BRKFST		13 x 17		✓ EARTHCRAFT™ Certification
AGE	To Be Built	DINING RM		12 x 16		✓ ENERGY STAR® Appliances
FIN. SQ. FEET	2073	LAUNDRY		8 x 6		✓ 1 st Floor Master Suite w/ WI closet
UNFIN. SQ. FEET	1768	FAMILY RM		22 x 13		✓ Separate shower & soaking tub
LOT SIZE	3.2 acres					✓ Separate Kitchen & Dining Room
FLOORS	HWD/CAR/VIN	MASTER BR.		16 x 16		✓ Cathedral Ceiling in Kitchen
ROOF	arch. shingle	BEDROOM 2		13 x 12		✓ Gas FP & Vaulted Ceiling in Family Room
HEATING	H.E. gas furnace	BEDROOM 3		13 x 14		✓ Laminate countertops in Kitchen
AIR CONDITION.	H.E. A/C					✓ Dishwasher
GARAGE	2 car att.					✓ Built-in Microwave
TAXES		GARAGE		21 x 21		✓ Refrigerator w/icemaker
PUBLIC SCHOOL	Madison					✓ Gas Range
WATER	Well					✓ Self Clean Oven
SEWER	Septic	BATHS		2		✓ Unfinished Basement w/plumbing RI
OWNER	Graystone					✓ MOUNTAIN VIEWS!

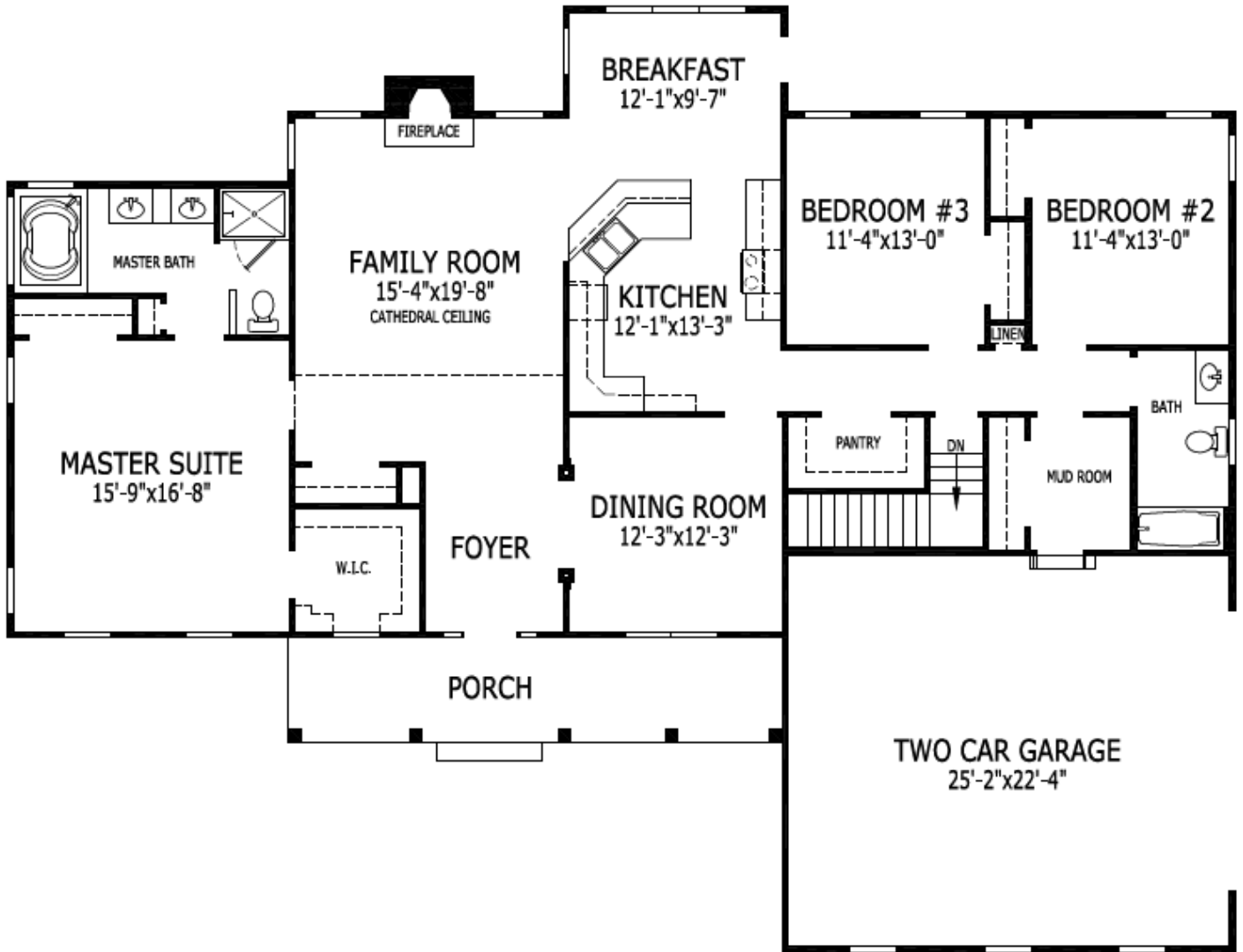
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The Keswick Floorplan



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